

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 EVERTON LANE LANGWARRIN VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10/34 POTTS ROAD LANGWARRIN VIC 3910	\$620,000	15-May-25
2 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910	\$595,000	03-May-25
32 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910	\$595,500	05-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 June 2025

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10/34 POTTS ROAD LANGWARRIN VIC 3910 Sold Price **\$620,000** Sold Date **15-May-25**

 2  1  2

Distance **0.15km**



2 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910 Sold Price **\$595,000** Sold Date **03-May-25**

 2  1  1

Distance **0km**



32 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910 Sold Price **\$595,500** Sold Date **05-May-25**

 2  1  1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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